

3/15/11 8:28:04  
OK W BK 653 PG 640  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

✕ Prepared by and Return to: Law Offices of Shannon H. Williams, P.C. \* MBN#100412 \* 5960 Getwell Rd. Ste. 212-B \*  
Southaven, MS 38672 \* (662)895-9000 \* (662)895-6000 (fax) \* RE11-017

**INDEXING INSTRUCTIONS: Lot 23, VAIDEN RIDGE, Section 18, Township 3 SOUTH, Range 7 WEST, Plat  
Book 97, Page(s) 30-31, DeSoto County, MS**

### **SPECIAL WARRANTY DEED**

BANK OF BARTLETT  
6281 STAGE ROAD  
BARTLETT, TN 38134  
Phone: 901-328-4028

GRANTOR

TO

JOHNNY COLEMAN BUILDERS, INC.  
P.O. BOX 166  
SOUTHAVEN, MS 38671  
Phone: 662-893-1500

GRANTEE

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BANK OF BARTLETT** does hereby sell, convey and specially warrant unto **JOHNNY COLEMAN BUILDERS, INC.**, IN FEE SIMPLE, the following described property located in DeSoto County, Mississippi:

Lot 23, VAIDEN RIDGE as located in Section 18, Township 3 South,  
Range 7 West, DeSoto County, MS, as shown on plat of record in Plat  
Book 97, Pages 30-31, in the Office of the Chancery Clerk, DeSoto  
County, MS.

Property more commonly known as: LOT 23, VAIDEN RIDGE,  
HERNANDO, MS 38632.

THIS CONVEYANCE AND SPECIAL WARRANTY IS MADE SUBJECT TO THE FOLLOWING:

1. Mineral reservations and conveyances, if any, by prior owners.
2. All rights of way and easements of record.
3. All of the terms and conditions of zoning of HERNANDO, DeSoto County, Mississippi.
4. All possessors in possession at the time of execution of this instrument.
5. All ad valorem taxes for the current year and subsequent years.

WITNESS the signature of the Grantor, this the 9<sup>th</sup> day of March, 2011.

BANK OF BARTLETT

BY: Stephen H Farnsworth  
STEPHEN FARNSWORTH

STATE OF Tennessee

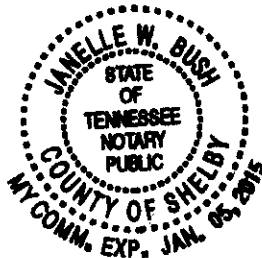
COUNTY OF Shelby

Personally appeared before me, the undersigned authority in and for said county and state, the within named STEPHEN FARNSWORTH who acknowledged that he is the VICE PRESIDENT and SPECIAL ASSETTS OFFICER of the BANK OF BARTLETT, a TENNESSEE CORPORATION, who acknowledged that they signed and delivered the above and foregoing Special Warranty Deed on the day and year therein mentioned as their act and deed.

GIVEN UNDER MY HAND AND SEAL, this the 9<sup>th</sup> day of March, 2011.

My Commission Expires:

Jan 5, 2015



Janelle W. Bush  
NOTARY PUBLIC